



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE STAFF HEARING OFFICER TO PROPERTY OWNERS AND TENANTS WITHIN 300 FEET

WEDNESDAY, SEPTEMBER 13, 2017
9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF TRISH ALLEN, AGENT FOR JOHN WHITEHURST, 333 W. ORTEGA STREET, APN 037-113-001,
R-4 HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE, GENERAL PLAN DESIGNATION: HIGH PRIORITY HOUSING
OVERLAY (37-63 DU/ACRE) (MST2016-00397)**

The 9,375 square foot parcel is currently developed with a two-story, 2,774 square foot, 4-unit apartment building and a detached 760 square foot, four-car garage. The proposed project involves the demolition of the existing garage, and a 2,017 square foot addition consisting of four new apartment units. The eight units on site will have an average size of 660 square feet, and will be developed under the Average Unit Density Incentive Program. The project will also include new covered parking, reconfiguration of the existing driveway off of Castillo Street, new landscaping, site walls and other minor site work.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow a second floor deck to encroach 2 feet into the required 10 foot rear setback (SBMC §28.20.070 and SBMC§28.92.110) and
2. Open Yard Modification to allow the common outdoor living space to have less than the minimum dimensions required by code (SBMC §28.20.070, §28.21.081, and SBMC§28.92.110).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning.

You are invited to attend this hearing and address your comments to the Staff Hearing Officer. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to SHO Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to SHOSecretary@SantaBarbaraCA.gov. Please note that the Staff Hearing Officer may not have time to consider written comments received after 4:30 p.m. on the day before the meeting.

ADDITIONAL INFORMATION: This is the only notification you will receive for this development application. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, contact Stephanie Swanson, Planning Technician I, at (805) 564-5470, ext. 4569 or email SSwansonz@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

Meeting agendas, minutes, and videos are available online at SantaBarbaraCA.gov/SHO. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV.

If you, as an aggrieved party or applicant, disagree with the decision of the Staff Hearing Officer regarding the outcome of this application, you may appeal the decision to the Planning Commission. The appeal, accompanied by the appropriate filing fee per application, must be filed at the Planning & Zoning counter at 630 Garden Street within ten calendar days of the Staff Hearing Officer's decision.

If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Staff Hearing Officer at or prior to the public hearing.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the SHO Secretary at (805) 564-5470, ext. 3308. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

* **NOTE:** On Thursday, September 7, 2017, an Agenda with all items to be heard on Wednesday, September 13, 2017 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/SHO. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.